

property details **approval form**

12 School Lane, Rothwell, Kettering, Northamptonshire, NN14 6HZ

Date: 02 June 2025

Property Ref and Version: RWL107969 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £150,000

Tenure: Freehold

>> **key features**

- > Terraced house
- > Downstairs cloakroom
- > Close to amenities
- > Double bedroom plus nursery / dressing room
- > Upstairs bathroom
- > EPC Rating: D

>> **short description**

William H Brown are delighted to offer this terraced house in Rothwell close to all amenities. The property has a lounge with cast iron fireplace and beam over. Kitchen / diner and downstairs cloakroom. Double bedroom with dressing room / nursery and upstairs bathroom / en suite.

>> **long description**

William H Brown are delighted to offer this terraced house in Rothwell close to all amenities. The property has a lounge with cast iron fireplace and beam over. Kitchen / diner and downstairs cloakroom. Double bedroom with dressing room / nursery and upstairs bathroom / en suite. Paved courtyard with brick built outbuilding.

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>> room description

Entrance Hall

Double glazed front door, leading to lounge and downstairs cloakroom, radiator.

Cloakroom

Low level WC, wash hand basin and tiled floor.

Lounge

20' x 11' 5" (6.10m x 3.48m)

Double glazed window to front aspect, feature cast iron fireplace with oak beam over, open cupboard, deep skirting, door to understairs cupboard with meter, door to kitchen / diner.

Kitchen/Diner

14' 1" x 12' (4.29m x 3.66m)

Range of wall and base units with work surface over, electric oven with extractor, one and half stainless steel sink, combi boiler, deep skirting, tiled floor, double glazed window to rear, door to garden, space and plumbing for washing machine.

Landing

Deep skirting.

Bedroom One

14' 4" x 10' (4.37m x 3.05m)

Double glazed window to front aspect, deep skirting, radiator.

En Suite

Low level WC, double shower cubicle fully tiled, pedestal wash hand basin, heated towel rail, obscure double glazed window to rear.

Dressing Room

9' 8" x 7' 6" (2.95m x 2.29m)

Double glazed window to rear aspect, deep skirting and radiator.

Rear Garden

Paved courtyard incorporating two sheds, mature trees and shrubs, walled garden.

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>> **room description**

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>> **property images**



Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP
T 01536 418888 **E** rothwell@williamhbrown.co.uk

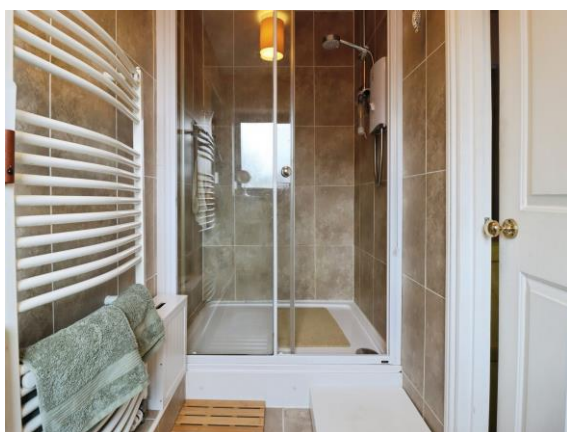
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Tracey Furey		02/06/2025
Mr R.T. James		